

SITE PLAN COMMITTEE
FEBRUARY 13, 2007

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Vice-Chair Jeff Evans, Julie Aitken, Sam Engel, Jr., (departed at 5:58 p.m.), and Casey Lee. Also present were Planning and Zoning Manager Bruce Dell, Planner David Abramson, and Secretary Janet Gale recording the meeting. Chair Bob Breslau was absent.

2. APPROVAL OF MINUTES: December 12, 2006

Vice-Chair Evans asked if there was a motion to approve the minutes of December 12, 2006.

Ms. Aitken so moved, seconded by Mr. Engel. In a voice vote, with Chair Breslau being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLAN

3.1 MSP 11-2-05, Stonebridge (aka) Oak Park Estates, southwest corner of Flamingo Road and SW 26 Street (AG, Agriculture District)

Michael Woodman, Rhon Jones and Eric Grainger, representing the petitioner, were present. Mr. Abramson summarized the planning report.

Ms. Aitken asked if any valuable trees were located on the southern portion of the site. Mr. Abramson responded that according to the tree survey provided by the petitioner, there was no indication as to the type of trees in that location. Within moments, Mr. Abramson clarified that he was speaking of the "line of trees" on the southern property line and not about the trees which Ms. Aitken referenced. Mr. Jones indicated that most of the trees were Black Olives in the southern portion of the property; however, some Oaks trees were interspersed. He stated that he would be "working around" the Oak trees when developing the site. The small Oaks, under 12-inches, would be relocated.

Ms. Lee was concerned that the tree survey did not depict the line of trees when it was clearly shown in the aerial and she had been aware of protected trees having been located there. Mr. Jones responded that he would be glad to "walk the site" with Ms. Lee in order to identify any protected species of trees.

Mr. Jones provided a presentation to better explain the project. He advised that the developer had vacated the SW 26th Street right-of-way which had been requested by the established residents in order to prevent it from becoming a "thru" street. Mr. Jones advised that the dedicated portion of property was originally planned to be an emergency access only; however, this plan which vacated the property was more reassuring to the neighbors. Ms. Aitken asked if the 26th Street easement could be dedicated for open space as a trail and never be used for a road. Mr. Dell explained that this item had been before the Town Council and most of the easements on 26th Street had been vacated and rededicated back to the Town for an open space trail.

Mr. Woodman clarified a few of the Development Review Committee's significant comments that remained outstanding in the staff report regarding drainage easements; the ten-foot landscape buffer at the northeast entrance; and the 36-inch hedge along the equestrian/recreational trail. He indicated that he had "separated out" the scenic corridor parcel which was 31,877 square-feet and it would be added on the site plan before it went to Council. Mr. Woodman pointed out the correction which had been made in the placement of the monument sign in order for it to meet Code. He listed the five most recent Engineering Department's comments which had been addressed although it had not been indicated since they were submitted this afternoon.

Vice-Chair Evans asked if anyone wished to speak for or against this item.

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Darlene Sierocuk, 12882 SW 26 Street, needed clarification on the open space equestrian trail boundaries on the northern property line. Her question was whether or not a 25-foot right-of-way dedicated to the Town could be used by a developer as access to the site. Ms. Sierocuk was concerned that the trail would stop halfway down the property. Mr. Jones and Mr. Dell assured that the trail would continue and that there hopefully would be an access easement across the trail. She requested that everything possible be done to prevent SW 26th Street from becoming a "thru" street.

Neal Kalis, representing Stonebrook Estates, wanted to clarify the issue regarding the trees on the south property line. He had walked the area and found that "the whole thing was a mess." At the public participation meeting of January 11, 2006, the developer made representations that they would be responsible for clearing away the broken fence and invasive trees. As there was no reference to the issue on the tree survey, Stonebrook residents wanted to be sure that it would be cleaned up. Ms. Lee asked if that was all the Stonebrook residents wanted since once it was cleared up, there would be no landscape buffer between the established and new homes. As there were Stonebrook residents present, Mr. Kalis said he would confer with them.

Mr. Jones stated that he also intended to walk the area and Ms. Lee asked to be invited. Mr. Jones understood that the fence was on the property line and that the Carrot Wood trees were south of property line; therefore, he was anxious to walk the area to clarify ownership. Mr. Dell recommended that the Town's Urban Forester Tim Lee also attend the walk-thru. As Mr. Jones thought the trees were technically his, but planted on Stonebrook's property, Ms. Aitken asked if he were willing to move them regardless. His answer was yes and no as some neighbors wanted to keep the buffer and some did not; however, the exotics would be removed and the protected species would remain. Ms. Lee indicated that she would like to see a legend regarding the trees. She commented that she did not see anything indicating that the developer was willing to go above and beyond Code for the removal of those trees. Ms. Lee advised that any trees that were removed and were not on the invasive species list, would have to be mitigated. Mr. Jones indicated that he understood what was required.

Mr. Kalis reiterated that the residents of Stonebrook understood from the January 11th meeting that the developer was accepting responsibility for whatever needed to be done along the southern property line in order to clean it up. He invited Dr. Talpins to speak about what he remembered of the January 11th meeting and to also address the issue of the buffer.

Norman Talpins, 12828 Equestrian Trail, conveyed that residents of Stonebrook understood that the developer of Stonebridge committed to correct the issue of the southern property line. He indicated that first, the residents of Stonebrook would like it to look good; and secondly, that there should be something placed in between the two developments.

Mr. Jones recalled discussing the buffer and having had a similar conversation in that some residents wanted it cleared and some wanted to keep it buffered. He provided historical information which explained the condition of the property which was purchased after Hurricane Wilma. Ms. Aitken asked if the eastern property line could also be inspected with Ms. Lee accompanying the group. Ms. Lee indicated that she would be happy to do so as long as there was enough notice. She added that it may be less costly to the developer to keep the protected species than it would be to mitigate for them. Mr. Jones agreed that he would keep everything he possibly could.

William Ford, 12702 SW 26 Street, pointed to the site plan and noted for the record that Mr. Jones had promised to plant shrubs between his home and the development. Ms. Lee responded that the plans did not show any landscaping at that location. Mr. Jones confirmed that promise and explained that the conversation took place four days ago and the plans pre-dated that discussion.

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Mr. Dell asked that the developer delineate the horse trail with pavers or stamped concrete at the road crossing in order to alert vehicles that there was a trail crossing. He also asked that bollards be placed at the edge so vehicles would not drive into the trail. Mr. Woodman agreed it would be done. He also agreed to install a fence behind the lots to separate the trail from backyards; however, he indicated that it would be done at the time of construction on the lots. Ms. Aitken asked that a fence be placed at the edge of the trail in order to discourage ATV's from going on the trails. Again, Mr. Woodman agreed.

Ms. Lee discussed landscape issues in detail and was particularly concerned about the trees which were located in the middle of the building pads and how they were expected to be saved. Mr. Jones explained that during the installation of the infrastructure, all the trees that were indicated on the plans to be saved would be saved; however, when the house plans would be submitted for specific lots, the trees would be reevaluated at that time. Ms. Lee doubted that the construction process would not destroy certain trees precariously located in the building pads and she indicated that the site would have to be constantly observed to be certain they were in compliance.

Mr. Jones reiterated that it was his firm intent to preserve every tree possible and as each home was to be custom built, the challenge would be to place the house on the lots as effectively as possible. Vice-Chair Evans did not think it was possible to preserve certain trees within the lot locations because of the increase in elevation which needed to occur. He believed that they would have to be moved or mitigated for in order for the site to meet all the other requirements. A lengthy discussion ensued regarding this issue.

Ms. Lee inquired as to the type of surface used for the equestrian trail. Ms. Aitken advised that stabilized sod was customarily recommended. Ms. Lee recommended that the stabilized sod be St. Augustine if it was irrigated and if not irrigated, then Bahia sod.

Ms. Lee asked if the developer would be willing to place a perimeter hedge along Flamingo Road. Mr. Abramson advised that since the trail went along Flamingo Road, a hedge was typically required.

Ms. Aitken made a motion, seconded by Ms. Lee, to table to March 13, 2007, subject to meeting with the Town's Urban Forester and Ms. Lee in order to walk the site and assess the buffer issue as well as label trees as discussed; subject to the Development Review Agency's [Committee's] comments; subject to staff's recommendations; and the following provisions: 1) exclude the ten-foot buffer at the northeast corner entrance from lot '2' and adjust the square footage of that lot accordingly; 2) install pavers or stamped concrete across the road to delineate the horse trail crossing with a fence and bollards installed to prevent motor vehicles from accessing the horse trail; 3) add a fence in addition to the hedge between the horse trail and the lots in the northern section at the time of lot construction so people do not incorporate the horse trails into their backyards; 4) site plan approval will be required for each individual house; 5) change the horse trail surface to stabilized sod; 6) provide a perimeter hedge along the buffer on Flamingo Road; and 7) continue the recreational trail coming from the northern boundary line along the west side of the entrance road until it reaches the sidewalk. In a roll call vote, the vote was as follows: Chair Breslau – absent; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Engel – absent; Ms. Lee – yes.
(Motion carried 3-0)

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

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6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:44 p.m.

Date Approved: _____

Chair/Committee Member